

**ALEXANDRIA TOWNSHIP COMMITTEE SPECIAL MEETING**

**AGENDA**

**August 22, 2018**

This meeting was advertised in the Hunterdon Democrat, notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, ([www.alexandrianj.gov](http://www.alexandrianj.gov)) as required by the Open Public Meetings Act.

Meeting Called to order at \_\_\_\_\_ PM

**ROLL CALL:** Mayor Garay, Committeeman Pfefferle, Comm. Kiernan

• **Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:**

**Open Public Meetings Act RESOLUTION- Executive Session**

**WHEREAS, N.J.S.A. 2:4-12**, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist:

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:

\_\_\_\_\_ A confidential or excluded matter under Federal or State Law or Court Rule.

\_\_\_\_\_ A matter involving information that may impair the Township's rights to receive funds from the United States Government.

\_\_\_\_\_ A matter constituting an unwarranted invasion of an individual's privacy rights.

\_\_\_\_\_ Collective Bargaining Agreement or negotiation of the Agreement.

\_\_\_\_\_ Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.

\_\_\_\_\_ Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.

\_\_\_\_\_ Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.

X\_\_\_\_\_ Matters falling within the attorney-client privilege.  
**Standard Farms**

\_\_\_\_\_ Personnel matters involving a specific employee or officer of the Township.  
Township Committee Meetings

\_\_\_\_\_ Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.

3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
5. This Resolution shall take effect immediately.

---

**MOTION TO ADJOURN**



## State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE  
HEALTH/AGRICULTURE BUILDING  
PO Box 330  
TRENTON, NJ 08625-0330

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*U.S. Governor*

DOUGLAS H. FISHER  
*Secretary*

Susan E. Payne  
*Executive Director*  
(609) 984-2504  
(609) 292-7988  
(609) 633-2003 - Fax

Douglas H. Fisher  
*Chairman*

### NJ State Agriculture Development Committee Questions and Answers Regarding Medical Marijuana

December 2011

As a result of the New Jersey Compassionate Use Medical Marijuana Act (Act), the State Agriculture Development Committee (SADC) has received a number of inquiries regarding medical marijuana as it relates to programs it administers. Following are answers to commonly asked questions:

#### Can medical marijuana be grown on a preserved farm?

Yes, medical marijuana is considered an agricultural crop based on New Jersey's agricultural statutes. Therefore, it can be grown and processed on a preserved farm. However, because growing marijuana is prohibited at the federal level, the Natural Resources Conservation Service's position is that it will not permit the growing of medical marijuana on any farm that has been preserved with federal Farm and Ranch Lands Protection Program funding.

#### Can Alternative Treatment Center dispensary sites be located on a preserved farm?

No, while the farmland preservation Deed of Easement allows for the "wholesale and retail marketing" of crops on a preserved farm, the sale and distribution of medical marijuana is tightly controlled. Medical marijuana dispensary sites essentially will serve as medical treatment facilities rather than farm markets. Therefore, medical marijuana dispensaries cannot be considered farm markets and a grower cannot sell or distribute medical marijuana from a preserved farm.

#### Can buildings be constructed on a preserved farm to grow and process marijuana for medical purposes?

Yes, the farmland preservation Deed of Easement allows buildings to be constructed for agricultural purposes. However, like any agricultural activity, growing marijuana for medicinal purposes must conform to all the provisions of the farmland preservation Deed of Easement. So while agricultural structures are permitted, the extent of structures may be limited by provisions in the Deed of Easement intended to protect soil and water resources on the preserved farm. Prospective growers who have questions about constructing agricultural structures on a preserved farm should contact the State Agriculture Development Committee at 609-984-2504 for more information.

**Is the growing and processing of medical marijuana eligible for Right-to-Farm protection?**

No, the Right to Farm Act requires that commercial farms be in compliance with all applicable federal or State statutes or rules and regulations to qualify for right-to-farm protection. Because growing medical marijuana is prohibited by federal law, the growing and processing of medical marijuana is not protected under the Right to Farm Act.

S:\hope\marijuana\medmarijuanaQA170811 sep edits (2).docx



# Standard Farms

Standard Farms: Company Overview



# Standard Farms Pennsylvania Team



## LEADERS FROM CANNABIS TO INVESTMENT

### Senior Management – Financial Acumen

#### Peter Bio Managing Partner

- CEO at Standard Farms
- Previous: Head of Trading, Wingspan Investment Management
- 15 years investing experience, Sandelman Partners, Mercer Park, & Lazard.
- M.B.A Analytical Finance & Accounting – U. of Chicago, Honors
- B.S. Quantitative Business Analysis – Penn State University, Summa Cum Laude

#### Jonathon Goldrath Managing Partner

- CFO at Standard Farms
- Previous: Senior Analyst, Wingspan Investment Management
- Vice President, Fortress Investment Group (New York, San Francisco, London)
- B.S. Finance & Accounting – New York University Leonard N. Stern School of Business
- Executive Board - Pennsylvania Cannabis Coalition (State Trade Association)
- Board of Directors - Cannabis Benchmarks®

### Standard Farms Operational Team – Real-World Execution

#### Maura Reilly

##### Chief Cultivation Officer

- Extensive previous medical marijuana cultivation experience in a high-pressure environment as Cultivation Manager at Therabunk, (one of the largest medical marijuana dispensaries in the world) through all facets of Standard Farms' cultivation operations as Lead Cultivator
- Prior to role as COO, worked as a Senior Scientist at Southern Connecticut State University
- M.S. Exercise Science, Human Performance - Southern Connecticut State University
- B.S. English - University of Massachusetts (Amherst)

#### Dr. Bruce Nicholson M.D.

##### Chief Medical Officer

- Two decades of pain management experience
- Medical Director for the Division of Pain Medicine, Lehigh Valley Hospital and Health Network
- President and Founding Member of the Pennsylvania Pain Society
- Clinical Associate Professor at the Penn State College of Medicine
- Board Cert. in Anesthesiology & Pain Management, American Board of Anesthesiology
- Previous positions: Assistant MD Clinical Trials, B.S. Virginia Commonwealth University
- M.D. Eastern Virginia Medical School

#### Kyle Olcott

##### Director of Formulation and Extraction

- Experienced Chemical and Biochemical Engineer
- Production Manager at Colorado Cannabis Company ("CCC"), focused on CO2 based extraction methodology
- Software Field Engineer at SinoPacifier (Q1 & Q2), Gulf of Mexico and North Sea
- Published in the Journal of Chemical Thermodynamics
- Research at the Center for Hydrate Research in Golden, CO
- B.S. Chemical Engineering, Biochemical Engineering – Colorado School of Mines

#### Matthew Bio Ph.D.

##### Chief Science Officer

- CEO & President - Synaptation Chemistry
- 20 years of pharmaceutical and biotechnology experience – Merck Research Laboratories & Amgen Inc.
- Responsible for the development of over 50 clinical candidates and launch of three new drugs
- Ph.D. Chemistry – Columbia University
- B.S. Natural Sciences – Middlebury College

#### Brian Corr Ph.D.

##### Lead Horticultural Advisor

- Over 40 years of experience in horticulture and agriculture
- President of St. Michaels Horticulture 501(c)(3) Inc.
- Previous experience includes research, academia, and large-scale commercial production of cannabis in indoor and outdoor environments
- B.S. Horticulture, Plant Physiology, and Plant Pathology – University of Minnesota
- Ph.D. Plant Physiology, Horticulture - University of Minnesota Twin Cities
- M.S. & B.S. Horticulture - University of Illinois at Urbana-Champaign

#### Allerton Robins

##### Chief Marketing Officer

- 13 years of forging partnerships and building brands with some of the world's most iconic and progressive companies
- Creative Director – 72andSunny
- Entrepreneurial Advisor (2018-2019) – Truth Aesthetics, Tera Smelling
- Client: Google, LG, Coca-Cola, Pepsi, DuPont, TDS, Target
- Allstate, General Mills, P&G and Generali Central
- Google – Lead Designer for Chrome Browser Global Launch



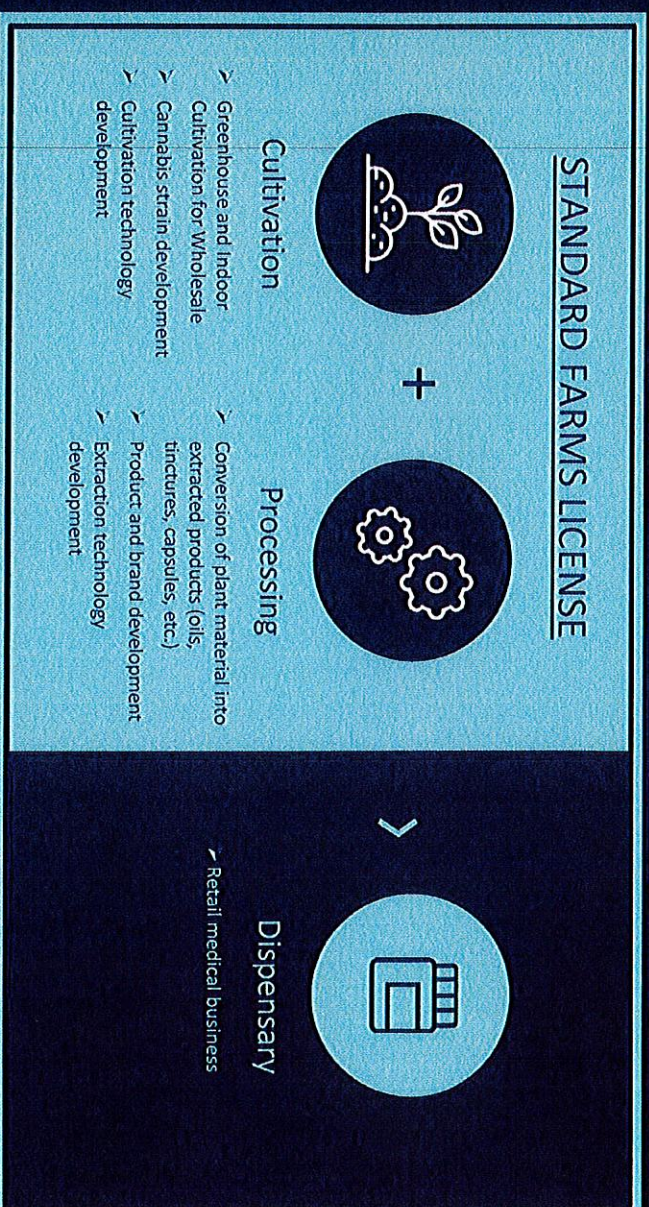
# Standard Farms Pennsylvania

GROWER AND PROCESSOR OF MEDICAL MARIJUANA

## Standard Farms

### Proven Operational Expertise

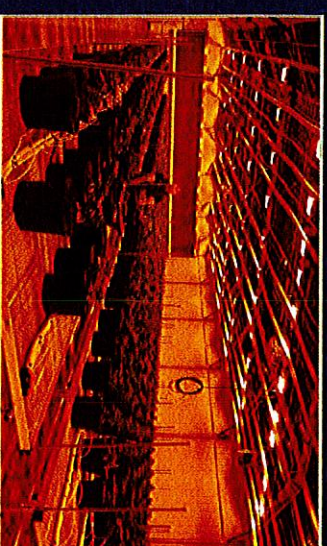
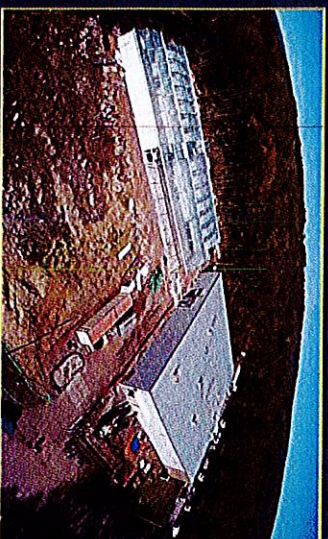
- 1 of 12 Grower/Processor licenses in Pennsylvania
- Ranked 5 of 177 Applicants in Pennsylvania
- 1 of 7 Processor Licenses in Ohio
- Ranked 6 of 104 Applicants in Ohio
- Top Tier Execution – Second Company to Become Operational in Pennsylvania





# Standard Farms Pennsylvania Facility

STATE-OF-THE-ART GREENHOUSE CULTIVATION COMBINED WITH EFFICIENT MANUFACTURING



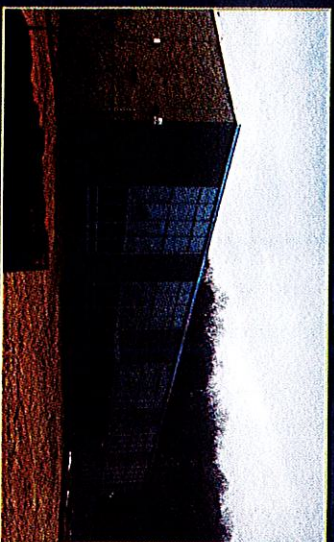
## Pre-Completion Aerial View

### Site Highlights

- 27k sq. ft. warehouse
- 16k sq. ft. Nexus greenhouse
- 10 acres of buildable land
- Ability to scale to over 100k sq. ft. of growing operations
- Strong local support
- Secluded location for discretion and security

### Strategic Location

- Easy access to key state-wide distribution routes (Hwy. 80 & Tpke. 476)
- Close proximity to mandated locations of NE PA's dispensary (Lehigh, Northampton, Luzerne & Lackawanna County) and the large population center in the Southeast of the state



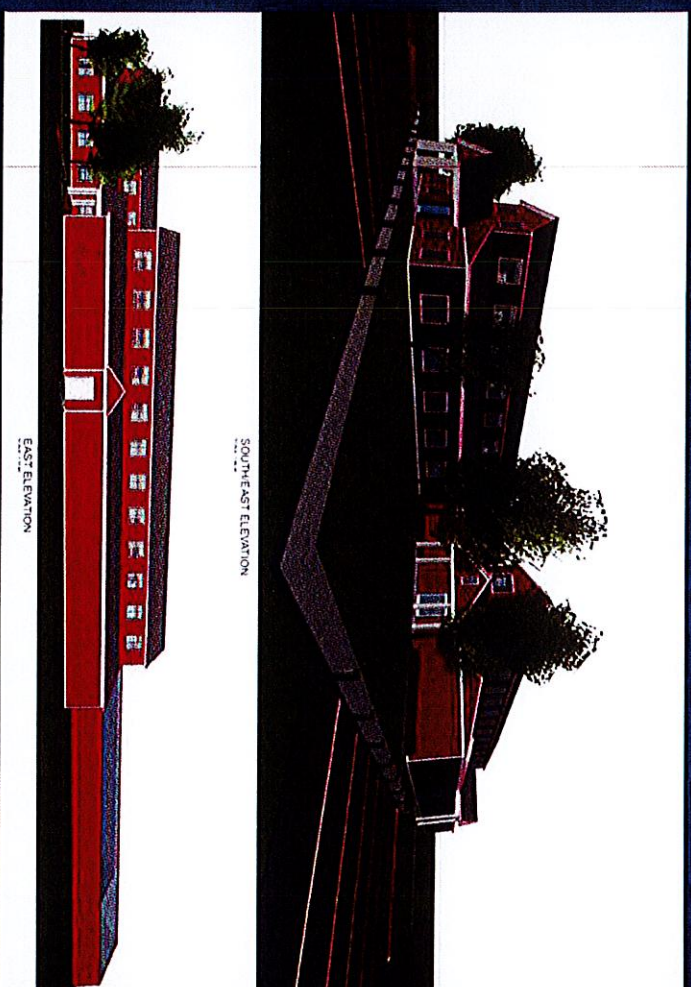


# Standard Farms Proposed Cultivation Site

## STATE-OF-THE-ART GREENHOUSE CULTIVATION AND PROCESSING

### Site Highlights

- Secluded location for discretion and security
- 21.5k sq. ft. processing area
- 15k sq. ft. hybrid greenhouse



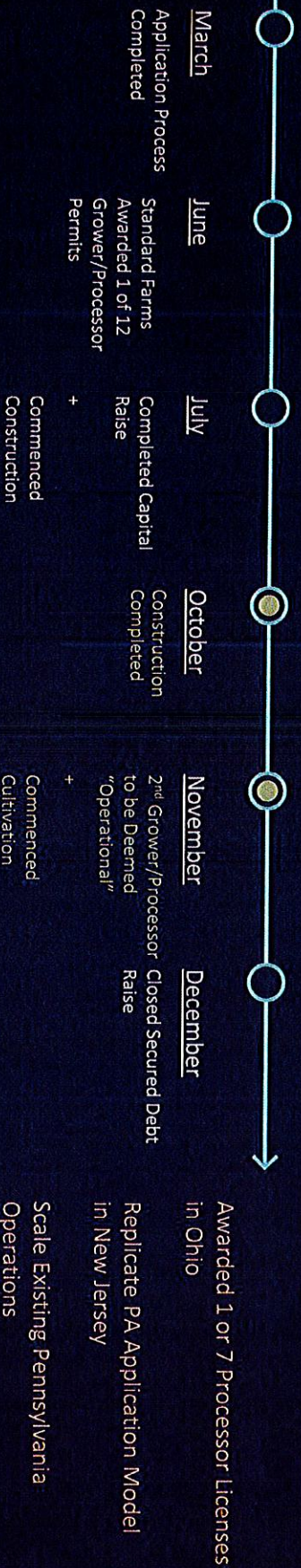


# SF Team Execution Timeline



2017

2018



● — PROVEN EXECUTION



# Medical Impact Overview



RESEARCH HAS SHOWN PROMISE IN TREATING NUMEROUS DISEASES AND CHRONIC CONDITIONS

## Multiple Sclerosis

*"The primary efficacy analysis... showed the active preparation to be significantly superior... We conclude that this CBM [cannabis-based medicine] may represent a useful new agent for treatment of the symptomatic relief of spasticity in MS."*

- Christine Collin, MD, Senior Consultant in Neuro-rehabilitation at the Royal Berkshire and Battle Hospitals

## Chronic & Neuropathic Pain

*"The study demonstrated an analgesic response to smoking cannabis with no significant difference between the low and the high dose cigarettes. The study concluded that both low and high cannabis doses were efficacious in reducing neuropathic pain of diverse causes."*

- Barth Wilsey, MD, Director of the University of California at Davis Analgesic Research Center

## Cancer Growth & Chemotherapy

*"Cannabinoids -- the active components of Cannabis sativa and their derivatives -- exert palliative effects in cancer patients by preventing nausea, vomiting and pain and by stimulating appetite. In addition, these compounds have been shown to inhibit the growth of tumour cells in culture and animal models by modulating key cell-signaling pathways. Cannabinoids are usually well tolerated, and do not produce the generalized toxic effects of conventional chemotherapies."*

- Manuel Guzman, PhD, Professor of Biochemistry and Molecular Biology at Madrid Complutense University

Private & Confidential | Standard Farms, LLC

Peer Reviewed Studies on Medical Marijuana (by condition treated)

	Number of Studies		
	Positive Therapeutic Result	No Therapeutic Result	Inconclusive
Multiple Sclerosis	11	3	5
Chronic & Other Pain	6	0	1
Cancer Growth & Chemotherapy side Effects	5	1	1
HIV/AIDS	5	1	2
Bipolar Disorder	2	0	0
Parkinson's Disease	2	0	1
Tourette's Syndrome	2	0	0
ALS	1	0	0
IBD/Crohn's	1	0	1
Nausea	1	0	0
Post Traumatic Stress Disorder	1	0	0
Psychosis / Schizophrenia	1	0	1
Rheumatoid Arthritis	1	0	0
Glaucoma	0	0	1
Huntington's Disease	0	0	1
<b>TOTAL</b>	<b>39</b> <b>67.25%</b>	<b>5</b> <b>8.47%</b>	<b>14</b> <b>24.17%</b>

## Epilepsy & Intractable Seizures

Results from 213 people who received Epidiolex (99% CBD) in an open label study (without a placebo control) were presented at the American Academy of Neurology April 22, 2015 in Washington DC.

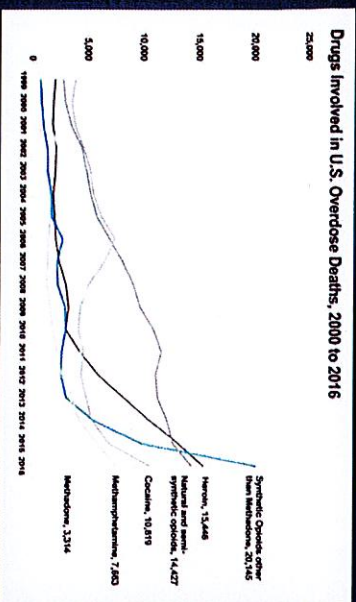
- Seizures decreased by an average of 54% in 137 people who completed 12 weeks on Epidiolex.
- Patients who had DS responded more positively with a 63% decrease in seizures over 3 months.
- In 27 patients with atonic seizures (which are commonly seen in people with LGS as well as other types of epilepsy), the atonic seizures decreased by 66.7% on average.



# Medical Impact Overview



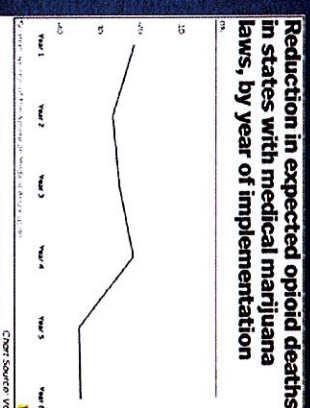
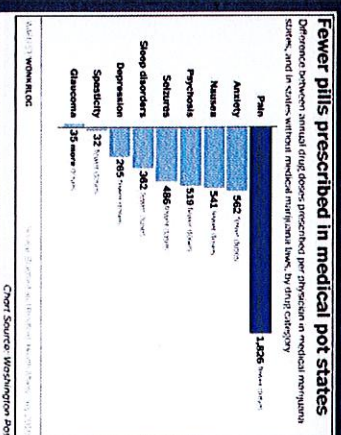
AN EFFECTIVE AND SAFE ALTERNATIVE TO THE PRESCRIPTION PAIN MEDICATION THAT HAS GIVEN RISE TO THE OPIOID CRISIS



The Opioid Crisis is reaching epidemic proportions with over 20,000 overdose deaths from prescription painkillers and about 15,000 overdose deaths from heroin in 2016

Drug overdoses are the leading cause of accidental death in the US and 60% of these deaths are due to opioids

States with Medical Marijuana Programs have witnessed a reduction in the amount of pain pills prescribed as well as the number of expected opioid overdose deaths





# Economic Impact Overview

COLORADO PROVIDES A WELL MONITORED CASE STUDY FOR THE POSITIVE ECONOMIC IMPACT GENERATED

- Increased Tax Revenue - \$247mm in 2017 and growing
- Job Creation (Direct and Indirect) – 23,407 jobs created
- Decreased Government Spending on Law Enforcement and Adjudication

Direct, Indirect, and Induced Effects for the Colorado Marijuana Industry, compared to other state industries.

Description	Type of Impact			
	Direct	Indirect	Induced	Total
Local government passenger transit	1,000	1,497	0.794	3,491
Other federal government enterprises	1,000	1,031	0.389	2,421
<b>Marijuana Retail</b>	<b>1,000</b>	<b>1,029</b>	<b>0.369</b>	<b>2,398</b>
<b>Marijuana Manufacturing and Selling</b>	<b>1,000</b>	<b>0.984</b>	<b>0.355</b>	<b>2,340</b>
Religious organizations	1,000	0.837	0.443	2,281
Architectural, engineering, and related services	1,000	0.500	0.751	2,251
Dry-cleaning and laundry services	1,000	0.442	1.033	2,475
Environmental and other technical consulting services	1,000	0.428	0.822	2,250
Promoters of performing arts and sports and agents for public figures	1,000	0.788	0.455	2,242
Business and professional associations	1,000	0.314	0.922	2,236
Offices of physicians	1,000	0.377	0.841	2,218
Independent artists, writers, and performers	1,000	0.804	0.389	2,173
<b>Marijuana Cultivation</b>	<b>1,000</b>	<b>0.793</b>	<b>0.332</b>	<b>2,126</b>
Wholesale Trade	1,000	0.543	0.443	1,987
Manufacturing	1,000	0.584	0.357	1,940
Retail Trade	1,000	0.522	0.363	1,884
Mining	1,000	0.292	0.497	1,789
Gambling industries (except casino hotels)	1,000	0.401	0.332	1,733
Racing and Track Operation	1,000	0.228	0.278	1,506
Amusement Parks and Arcades	1,000	0.273	0.213	1,486

Source: ARC calculations and Congressional Budgetary Control System.

Private & Confidential | Standard Farms, LLC

Because Marijuana is an "In-State Industry" it has one of the highest per dollar economic impacts of any industry

Marijuana Retailing, Manufacturing, and Cultivation have a respective \$2.40, \$2.34, and \$2.13 impact within the state for every \$1.00 of revenue generated



# Economic Impact Overview

## POTENTIAL INVESTMENT AND REVITALIZATION IN ALEXANDRIA

- \$10mm+ of potential capital expenditure
- 60+ jobs – 80% of which will come from the local area
- Hiring of local contractors and services
- Increased local tax and property revenue from a vacant plot
- Community engagement and involvement – SF is an active member in community organizations and Chamber of Commerce